

LANDS OF TOOFAN  
HAPPY ACRES, LOS GATOS  
A.P.N. 537-24-030

**BENCHMARK**  
TOP OF IRON BAR  
ELEVATION: 566.57  
TOWN OF LOS GATOS DATUM

A.P.N. 537-23-049

A.P.N. 537-23-055

A.P.N. 537-24-014

**HAPPY ACRES ROAD  
(PRIVATE COMMON DRIVEWAY)**

**LANDS OF TOOFAN**  
2.72 Ac. NET

A.P.N. 537-24-029

A.P.N. 537-24-015

**SITE MAP**  
SCALE: 1"=50'

CORDANCE  
IT PREPARED

UNDERGROUND

OWNERS: MR. TOOFAN  
0 HAPPY ACRES ROAD  
LOS GATOS, CA  
(408) 910-1528

PROPERTY ADDRESS: 0 HAPPY ACRES ROAD  
LOS GATOS, CA

EXISTING ZONING: R-1-20

NET ACREAGE: 2.72 Ac.

PROPOSED USE: SINGLE FAMILY RESIDENCE

STORM: EXISTING NATURAL DRAINAGE PATTERNS, CULVERS & SWALES

SANITARY: WEST VALLEY SANITATION DISTRICT  
EXISTING IN HAPPY ACRES ROAD & ON-SITE

WATER: SAN JOSE WATER CO.  
EXISTING IN HAPPY ACRES ROAD & ON-SITE

GAS: P.G.&E.  
EXISTING IN HAPPY ACRES ROAD & ON-SITE

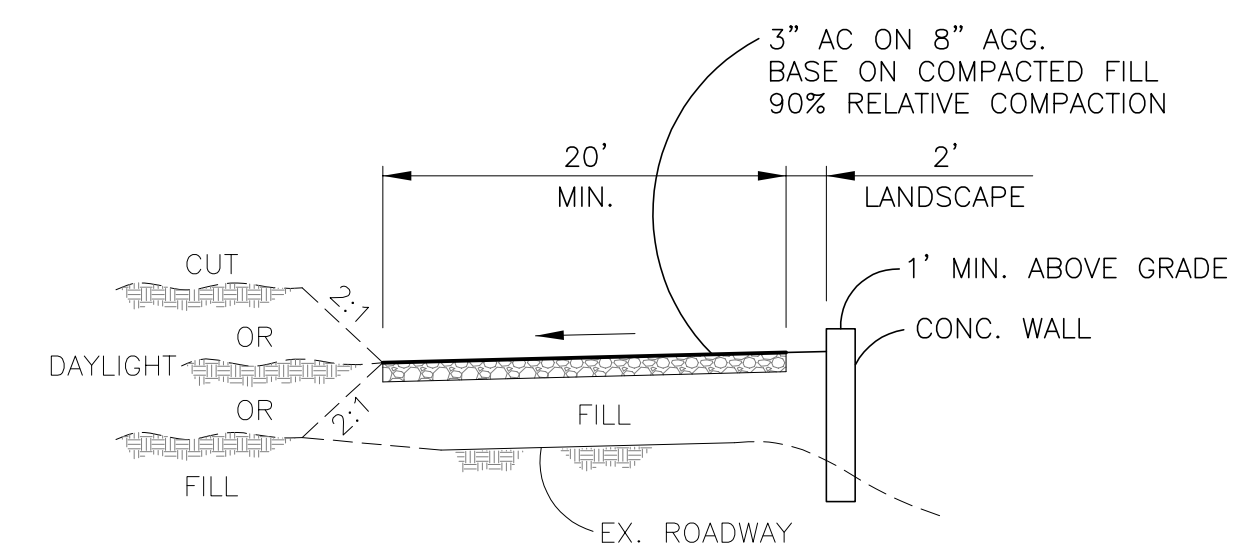
ELECTRIC: P.G.&E.  
EXISTING IN HAPPY ACRES ROAD & ON-SITE

TELEPHONE: AT&T  
EXISTING IN HAPPY ACRES ROAD & ON-SITE

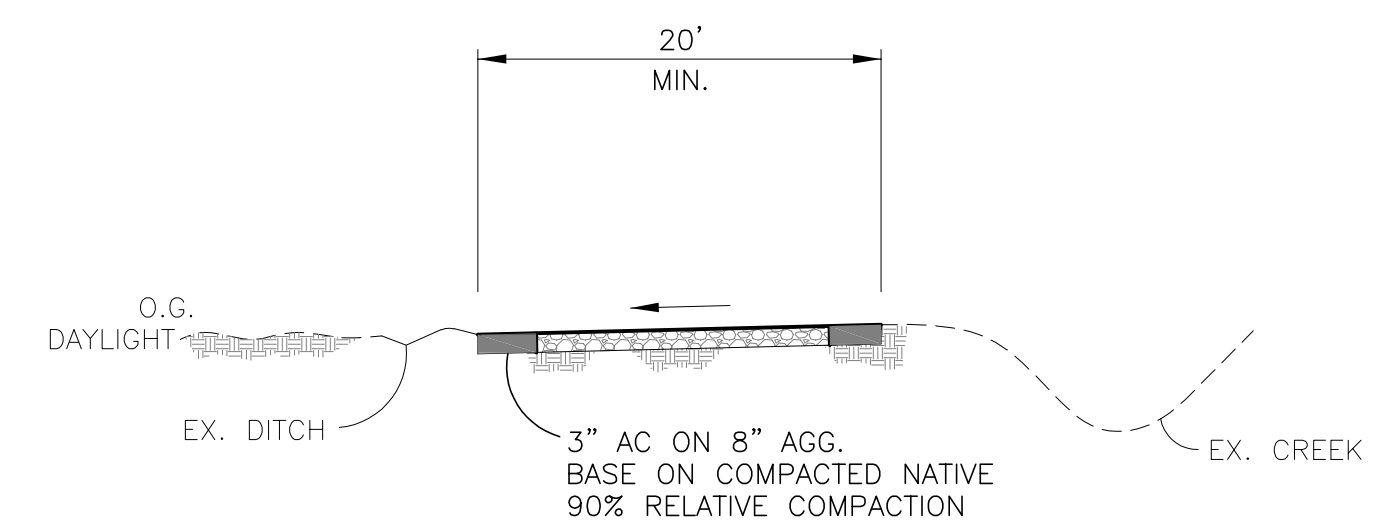
CABLE TV: COMCAST  
EXISTING IN HAPPY ACRES ROAD & ON-SITE

A.P.N. 537-24-030

SITE IS OF RECORD: PARCEL 2  
PARCEL MAP  
BOOK 742 OF MAPS PAGES 7-8



NEW PRIVATE DRIVEWAY  
TYPICAL CROSS -SECTION  
N.T.S.



ROAD WIDENING  
TYPICAL CROSS -SECTION  
N.T.S.

A.D.	=	Area Drain
AC, or A.C.	=	Asphalt Concrete
B.S.W.	=	Building Setback Line
B.W.	=	Bottom of Wall
C.B.	=	Catch Basin
C.O.	=	Clean Out
C.L.	=	Centerline
Conc.	=	Concrete
D.V.	=	Division Valve
D.W.	=	Driveway
E.P.	=	Edge of Pavement
Ex. or Exist.	=	Existing
F.F.	=	Finish Floor
F.H.	=	Fire Hydrant
F.L.	=	Flow Line
Fnd.	=	Found
I.P.	=	Iron Pipe
L.F.	=	Linear Feet
L.L.	=	Leach Line
Max.	=	Maximum
Min.	=	Minimum
Mon.	=	Monument
N.T.S.	=	Not To Scale
NAT.	=	Natural
Pav.	=	Pavement
PL or Prop.	=	Property Line
P.W.L.E.	=	Private Water Line Easement
R.W.	=	Right-of-Way
Ret.	=	Retaining
S.T.	=	Septic Tank
T.L.	=	Tight Line
T.W.	=	Top of Wall
Typ.	=	Typical
W	=	Water
W.M.	=	Water Meter

IN GARAGE	2
ON DRIVEWAY	2
in front of garage	

REAR	30'
FRONT	30'
SIDE	30'

1. TOPOGRAPHY OBTAIN OCTOBER, 2019 AND JUNE 2021.
2. THIS TOPOGRAPHIC MAP REPRESENTS SURFACE FEATURES ONLY.
3. CONTOUR INTERVAL IS 2-FEET WITH SPOT ELEVATIONS.
4. BENCHMARK FOR THIS PROJECT IS 105.6350 ELEVATION.
5. PROPERTY LINES SHOWN ARE RECORD DATA.
6. ALL GRADING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE.
7. THE COMMON PROPERTY LINE SHALL BE 20' WIDE MIN.
8. MAINTAIN NATURAL DRAINAGE PATTERN AND EXISTING SHEET-FLOW INTO EXISTING SWALES AND CULVERTS.
9. ALL DOWNSPOUTS SHALL HAVE A SPLASH BOX AND DIVERT WATER AWAY FROM BUILDING INTO LANDSCAPED AREA OR BIO-RETENTION AREA.

ALL GRADING SHALL BE IN ACCORDANCE  
WITH "GEOTECHNICAL REPORT" PREPARED  
FOR THIS SITE.

ALL NEW UTILITIES SHALL BE UNDERGROUND

1. TRIM AND CUT BRANCHES AND VEGETATION TO OBTAIN 15-FEET MIN. VERTICAL CLEARANCE.

[illegible]

		0	REV:	DATE
				06.21

V.S.
DRAWN BY: Y.T.D.
CHECKED BY: V.S.
SCALE: AS SHOWN

RE 6-19-21

**OCIATES**  
**ENGINEERS**  
www.pase.com  
Pleasanton, California

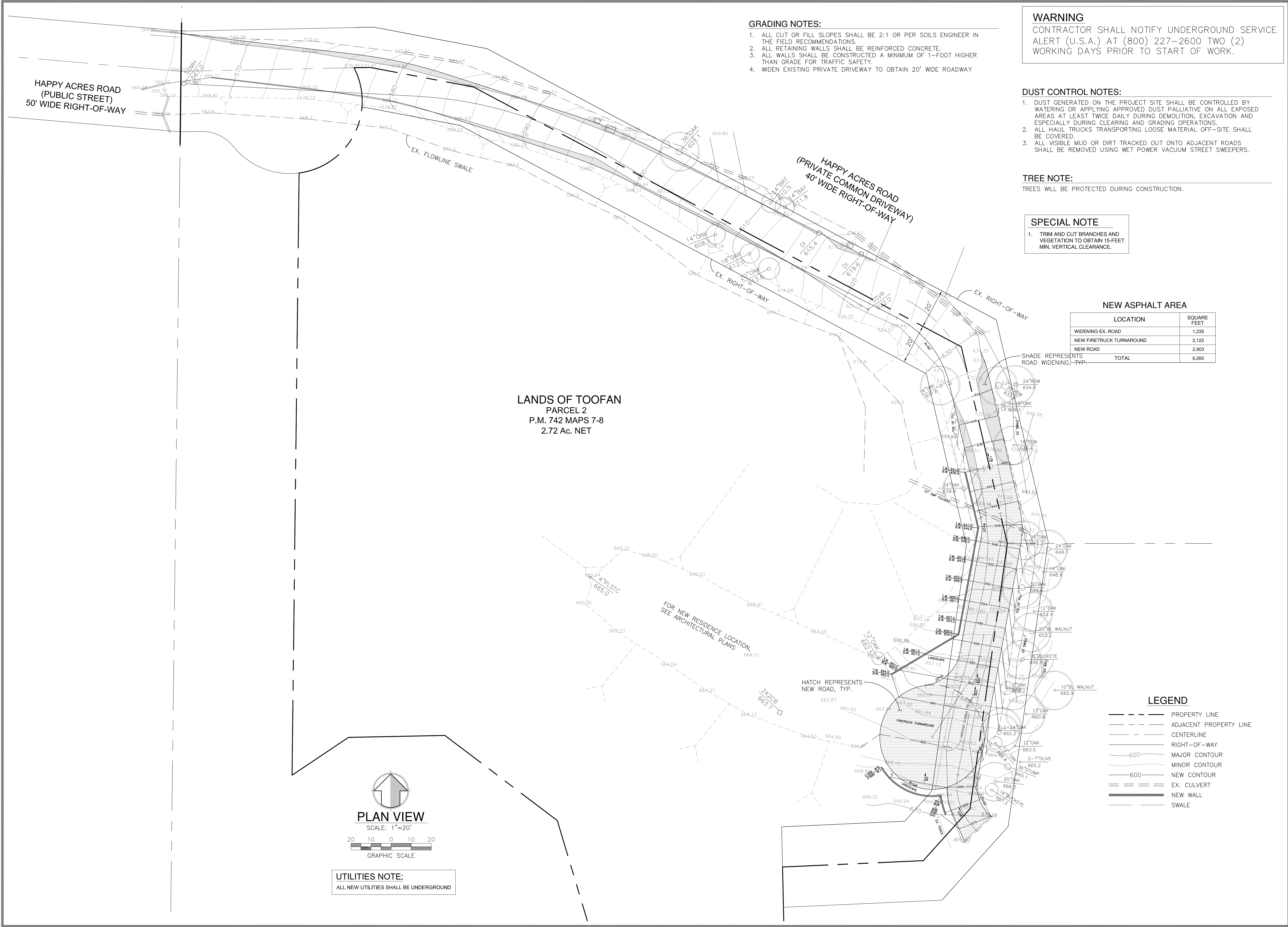
PEOPLES ASS  
STRUCTURAL ENGINEERS  
408-957-9220  
San Jose, California

TITLE SHEET

LANDS OF TOOFAN

HAPPY ACRES ROAD  
LOS GATOS, CALIFORNIA

SHEET NUMBER  
**C1**  
OF 4 SHEETS  
DRAWING NO.  
21006-C1



- GRADING NOTES:**
1. ALL CUT OR FILL SLOPES SHALL BE 2:1 OR PER SOILS ENGINEER IN THE FIELD RECOMMENDATIONS.
  2. ALL RETAINING WALLS SHALL BE REINFORCED CONCRETE.
  3. ALL WALLS SHALL BE CONSTRUCTED A MINIMUM OF 1-FOOT HIGHER THAN GRADE FOR TRAFFIC SAFETY.
  4. WIDEN EXISTING PRIVATE DRIVEWAY TO OBTAIN 20' WIDE ROADWAY

**WARNING**  
CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT (800) 227-2600 TWO (2) WORKING DAYS PRIOR TO START OF WORK.

- DUST CONTROL NOTES:**
1. DUST GENERATED ON THE PROJECT SITE SHALL BE CONTROLLED BY WATERING OR APPLYING APPROVED DUST PALLIATIVE ON ALL EXPOSED AREAS AT LEAST TWICE DAILY DURING DEMOLITION, EXCAVATION AND ESPECIALLY DURING CLEARING AND GRADING OPERATIONS.
  2. ALL HAUL TRUCKS TRANSPORTING LOOSE MATERIAL OFF-SITE SHALL BE COVERED.
  3. ALL VISIBLE MUD OR DIRT TRACKED OUT ONTO ADJACENT ROADS SHALL BE REMOVED USING WET POWER VACUUM STREET SWEEPERS.

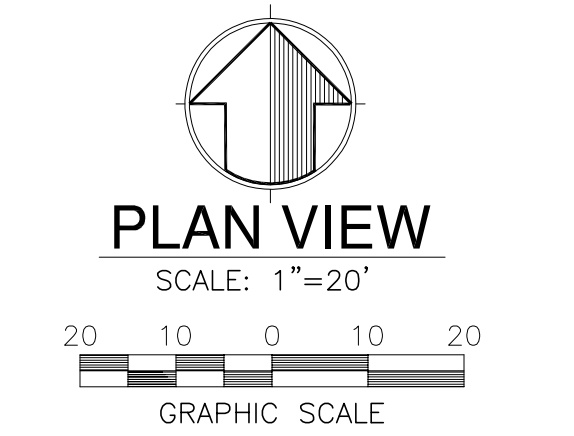
**TREE NOTE:**  
TREES WILL BE PROTECTED DURING CONSTRUCTION.

- SPECIAL NOTE**
1. TRIM AND CUT BRANCHES AND VEGETATION TO OBTAIN 15-FEET MIN. VERTICAL CLEARANCE.

NEW ASPHALT AREA	
LOCATION	SQUARE FEET
WIDENING EX. ROAD	1,235
NEW FIRETRUCK TURNAROUND	2,122
NEW ROAD	2,903
TOTAL	6,260

LANDS OF TOOFAN  
PARCEL 2  
P.M. 742 MAPS 7-8  
2.72 Ac. NET

- LEGEND**
- PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - CENTERLINE
  - RIGHT-OF-WAY
  - MAJOR CONTOUR
  - MINOR CONTOUR
  - EX. CULVERT
  - NEW WALL
  - SWALE



**UTILITIES NOTE:**  
ALL NEW UTILITIES SHALL BE UNDERGROUND

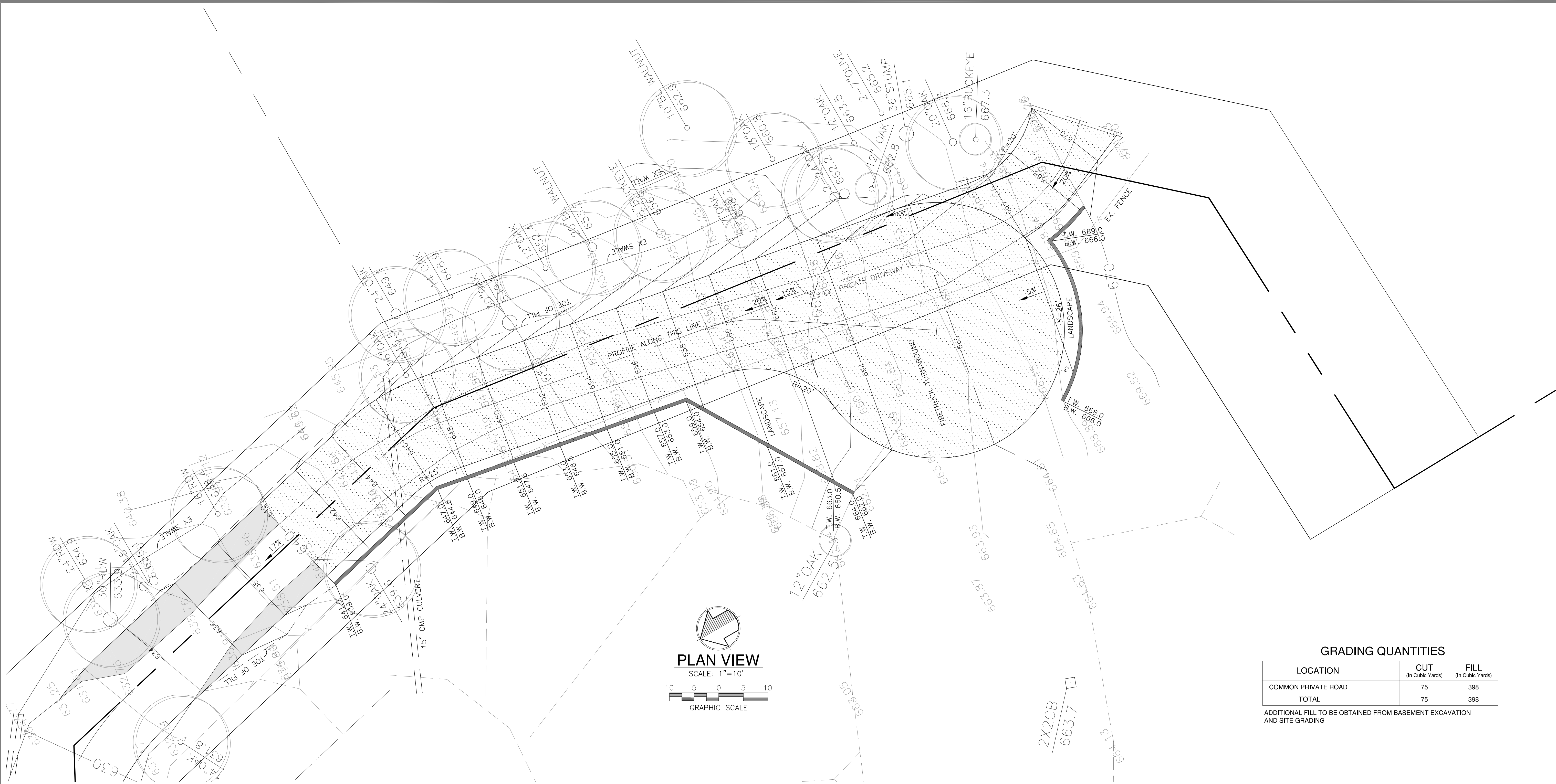


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V.S.	Y.T.D.	V.S.	AS SHOWN		06.21	0	RELEASED TO CLIENT AND TOWN

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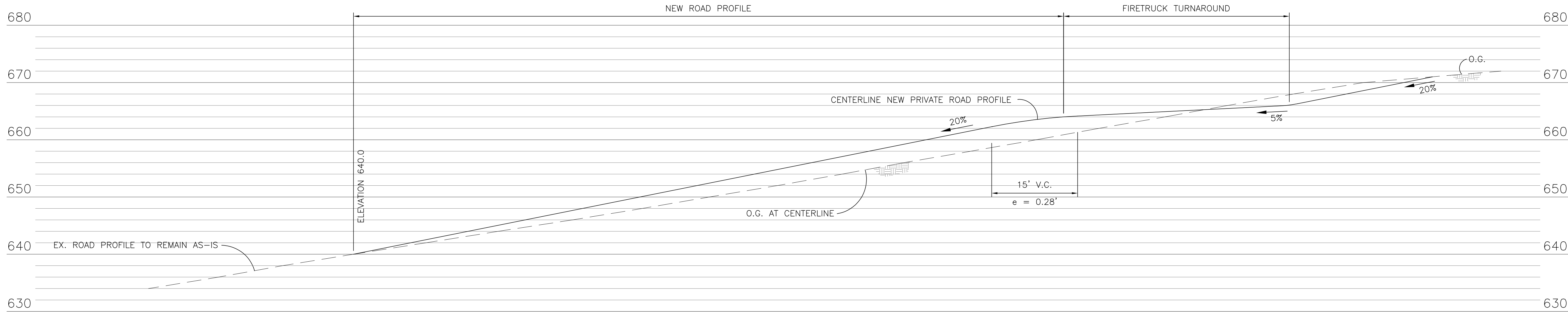
**SITE PLAN**  
**LANDS OF TOOFAN**  
HAPPY ACRES ROAD  
LOS GATOS, CALIFORNIA

SHEET NUMBER  
**C2**  
OF 4 SHEETS  
DRAWING NO.  
21006-C2



GRADING QUANTITIES		
LOCATION	CUT (In Cubic Yards)	FILL (In Cubic Yards)
COMMON PRIVATE ROAD	75	398
TOTAL	75	398

ADDITIONAL FILL TO BE OBTAINED FROM BASEMENT EXCAVATION  
AND SITE GRADING



PROFILE  
SCALE: 1"=10' HORIZ. & VERT.



DESIGNED BY:	DRAWN BY:	CHECKED BY:	SCALE:	DATE	REVISION DESCRIPTION	BY
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APPROVED BY: R.E. NO. 29,588 DATE 6-19-21 REGISTRATION EXPIRES:

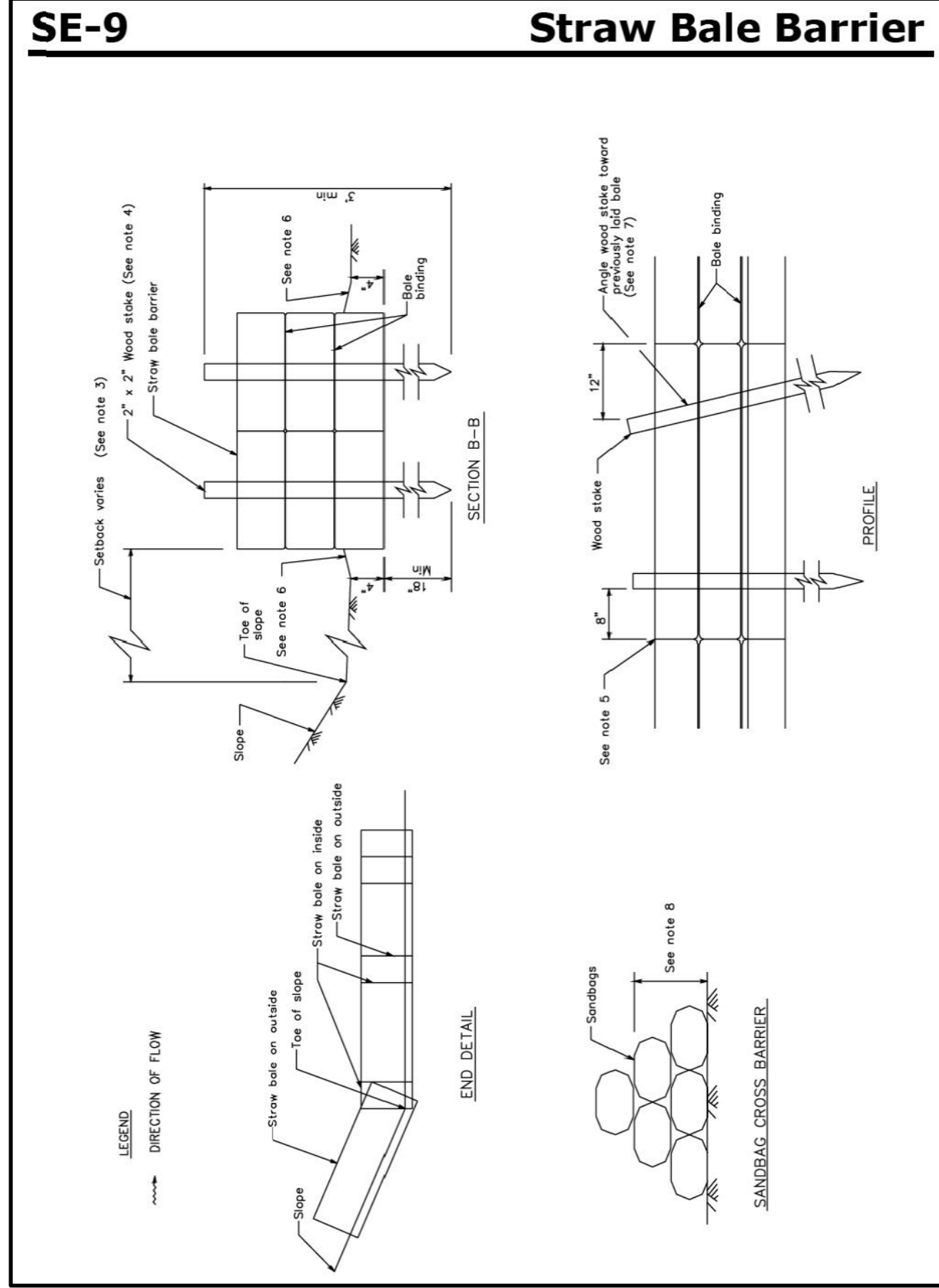
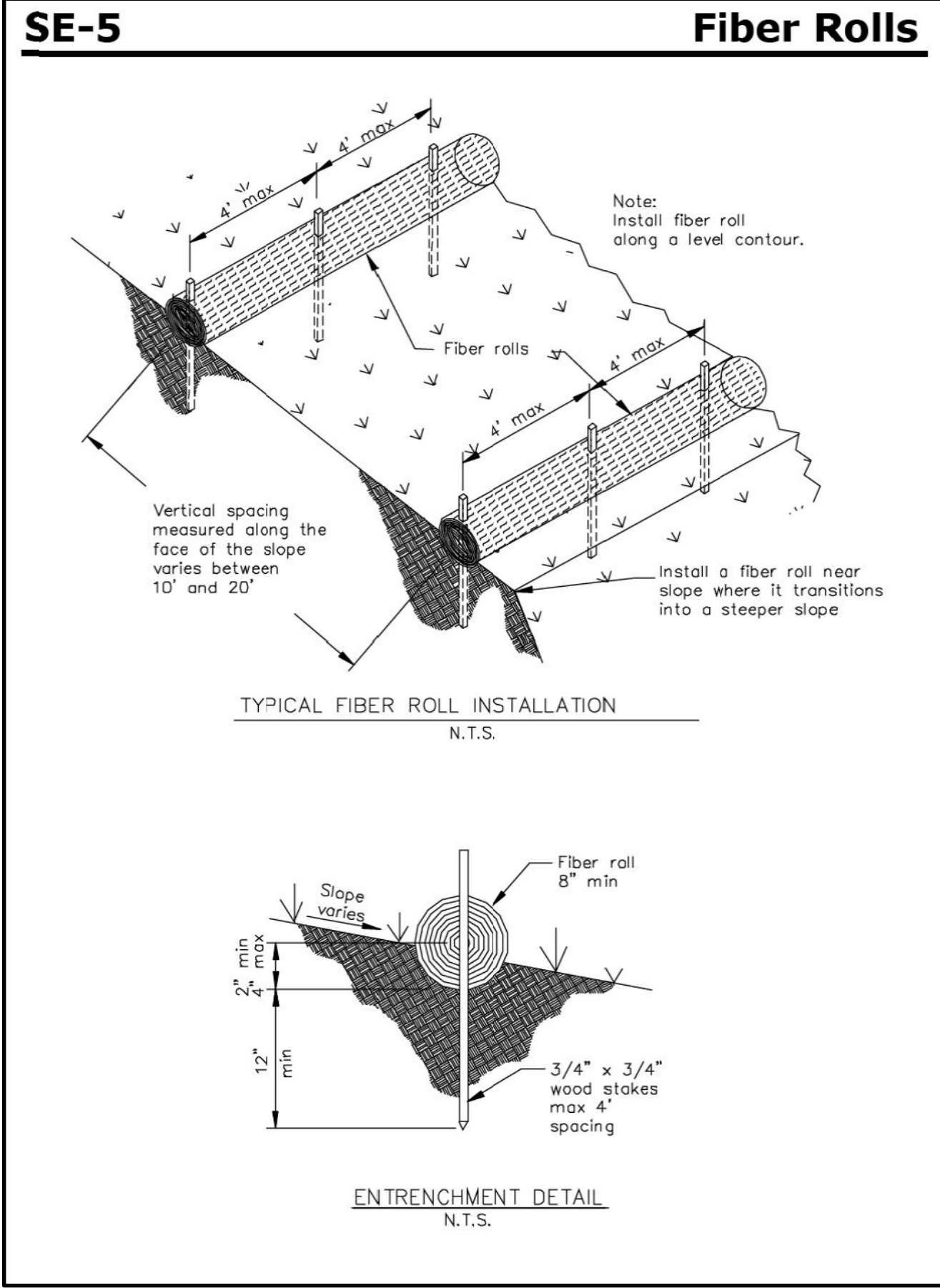
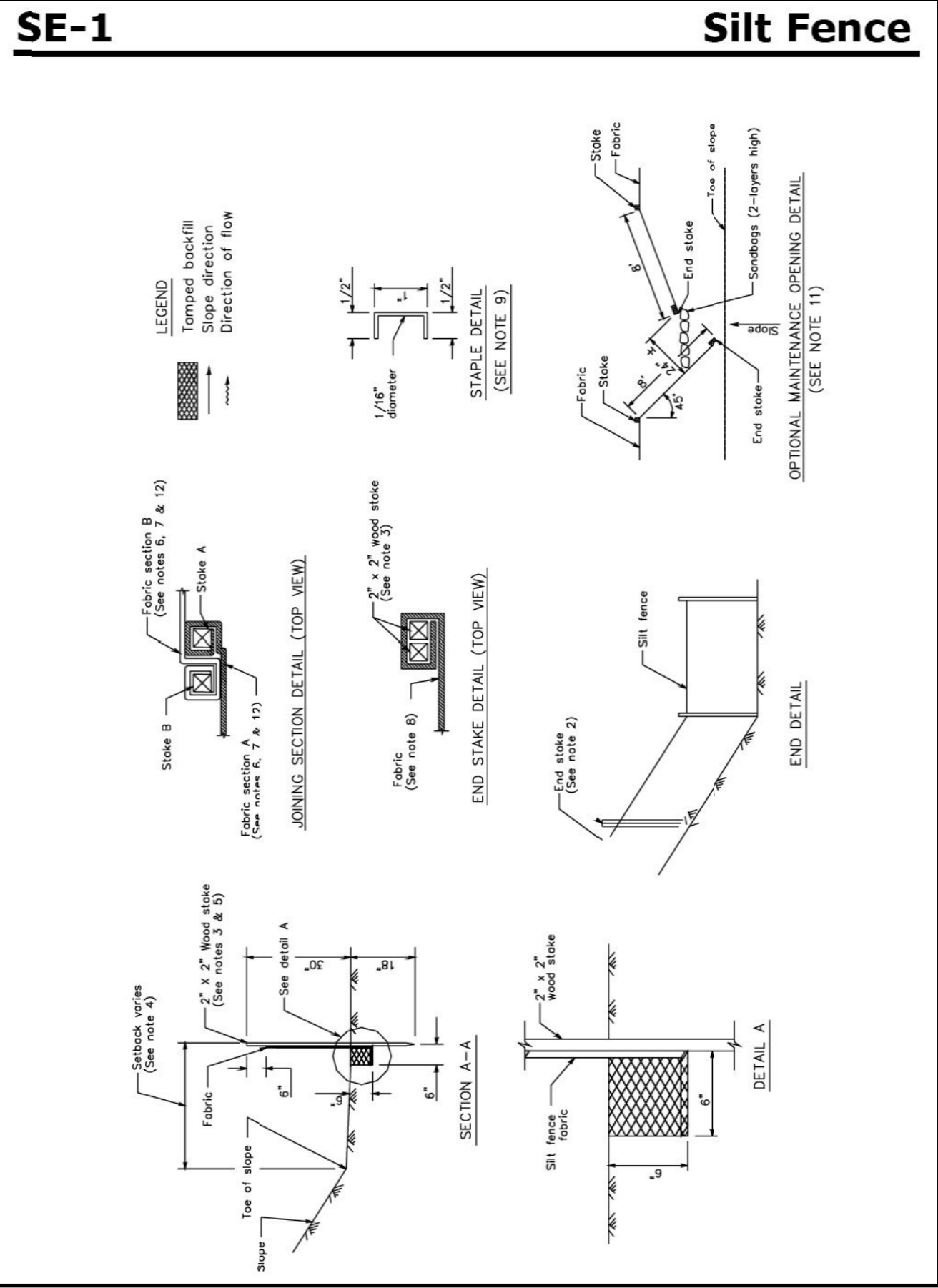
**ENLARGED PLAN & PROFILE**  
**LANDS OF TOOFAN**  
HAPPY ACRES ROAD  
LOS GATOS, CALIFORNIA

SHEET NUMBER

**C3**

OF 4 SHEETS  
DRAWING NO.  
21006-C3





- EROSION CONTROL NOTES:**
1. EROSION CONTROL MEASURES SHALL CONFORM WITH ABAG STANDARDS OR TOWN OF LOS GATOS STANDARDS.
  2. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON.
  3. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
  5. ALL CUT AND FILL SLOPES SHALL BE PROTECTED BY SEEDING AND COVERED WITH STRAW MULCH.
  6. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY THE SOILS ENGINEER IN FIELD OR TOWN INSPECTOR.
  7. CONTRACTOR SHALL PREVENT ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY PAVED ROAD.

- EROSION PROTECTION MEASURES:**
1. INSTALL SEDIMENT ROLLS (FIBER ROLLS), OR SILT FENCE, OR STRAW BALE DIKES WHERE SHOWN.
  2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
  3. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO INSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.

**SPECIAL NOTE:**  
GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE CITY OF MONTE SERENO.

**SEEDING NOTES:**

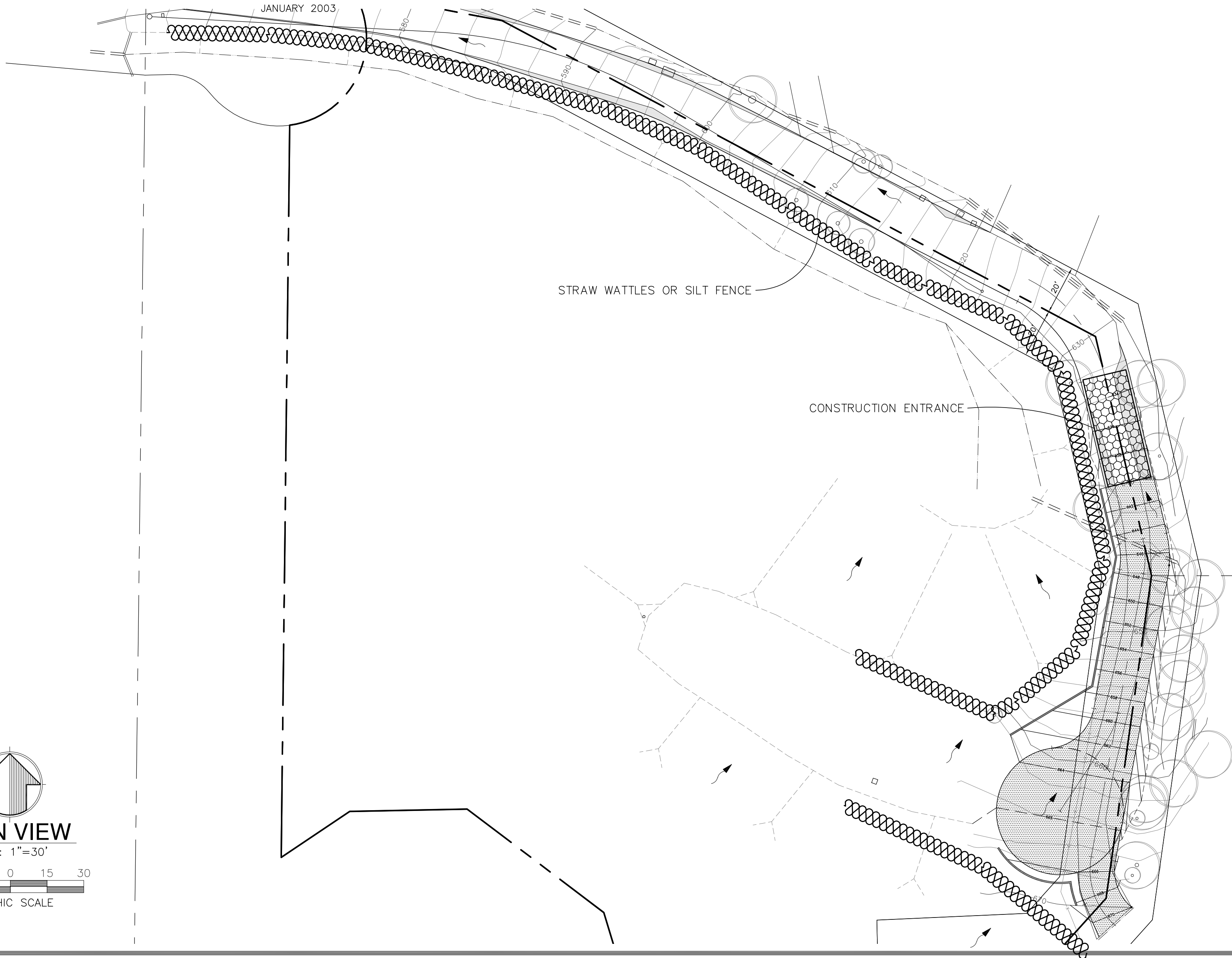
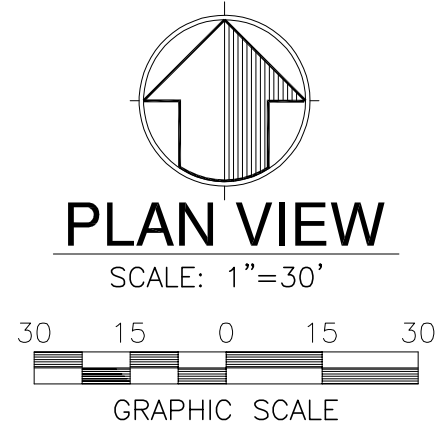
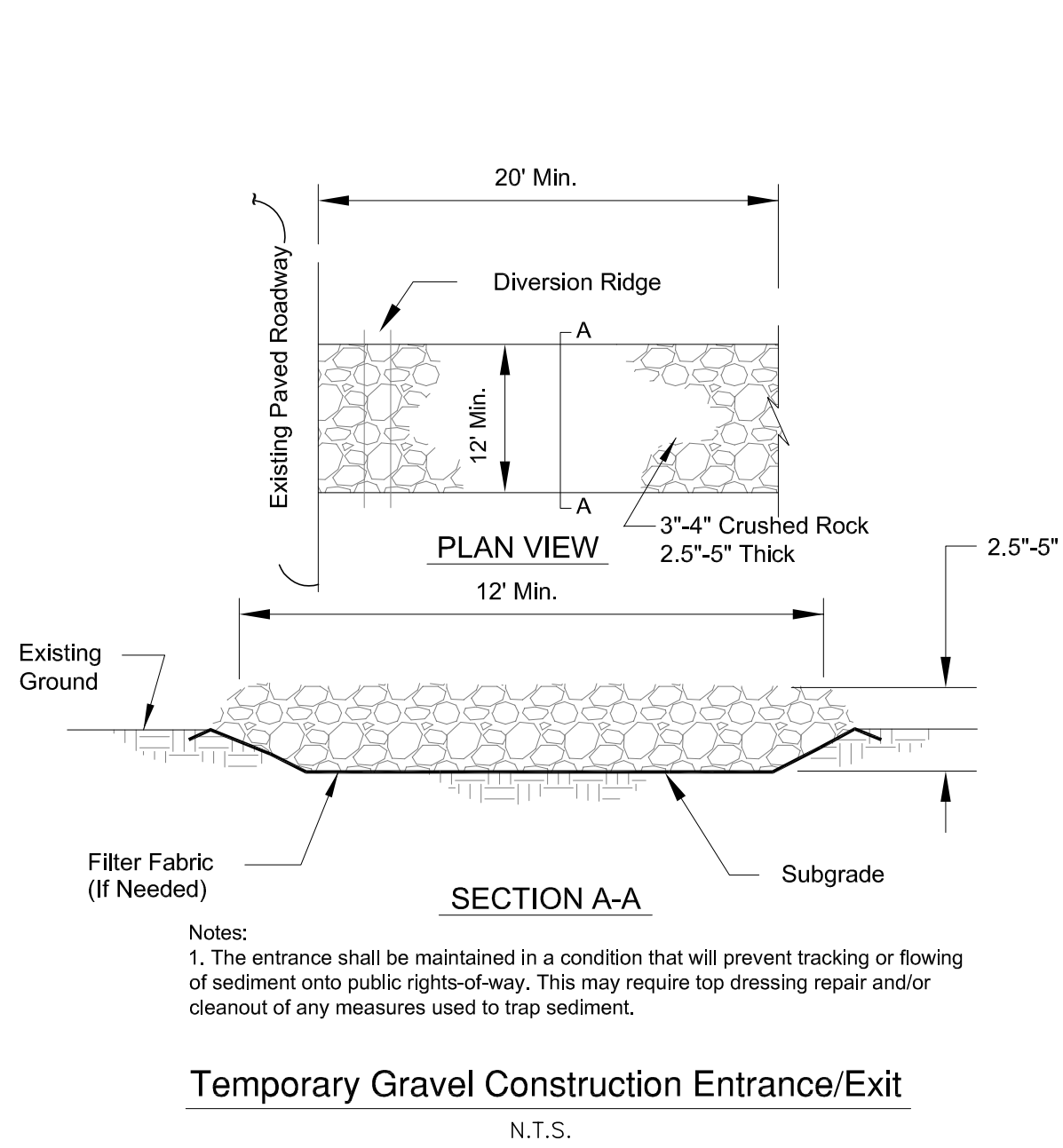
1. SEED AND MULCH WILL BE APPLIED BY OCTOBER 15 TO ALL DISTURBED SLOPES STEEPER THAN 5% AND HIGHER THAN 3 FEET, AND TO ALL CUT AND FILL SLOPES WITHIN OR ADJACENT TO EXISTING ROAD AS DIRECTED BY THE TOWN INSPECTOR.
2. SEED AND FERTILIZER WILL BE APPLIED HYDRAULICALLY OR BY HAND AT THE RATES SPECIFIED BELOW. ON SLOPES, STRAW WILL BE APPLIED BY BLOWER OR BY HAND AND ANCHORED IN PLACE BY PUNCHING
3. SEEDED AREAS WILL BE REPAIRED, RESEEDED AND MULCHED IF DAMAGED

ITEM	POUNDS PER ACRE
"BLANDO" BROME	30
ANNUAL RYE GRASS	20
FERTILIZER (16-20-0 & 15% SULFUR)	500
STRAW MULCH	4,000

CALIFORNIA STORMWATER BMP HANDBOOK  
JANUARY 2003

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JANUARY 2003



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**EROSION CONTROL PLAN**  
LANDS OF TOOFAN  
HAPPY ACRES ROAD  
LOS GATOS, CALIFORNIA

SHEET NUMBER  
**C4**  
OF 4 SHEETS  
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21006-C4

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DRAWN BY: Y.T.D.  
CHECKED BY: V.S.  
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